004.0	0003	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,023,000	/	1,023,000
USE VALUE:	1,023,000	/	1,023,000
ASSESSED:	1,023,000	/	1,023,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89	-91	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEIMARIS EMANUEL V & ELENI TRS
Owner 2:	89-91 MILTON STREET REALTY TR
Owner 3:	
Street 1:	23 CUTTING LN
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	MEIMARIS EMANUEL V & ELENI -
Owner 2:	-
Street 1:	23 CUTTING LN
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2637 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5117.000	559,500	4,700	458,800	1,023,000
Total Card	0.117	559,500	4,700	458,800	1,023,000
Total Parcel	0.117	559,500	4,700	458,800	1,023,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.93 | /Parcel: 387.93

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	559,500	4700	5,117.	458,800	1,023,000		Year end	12/23/2021
2021	104	FV	533,900	4700	5,117.	458,800	997,400		Year End Roll	12/10/2020
2020	104	FV	534,200	4700	5,117.	458,800	997,700	997,700	Year End Roll	12/18/2019
2019	104	FV	401,700	4700	5,117.	487,500	893,900	893,900	Year End Roll	1/3/2019
2018	104	FV	401,700	4700	5,117.	355,600	762,000	762,000	Year End Roll	12/20/2017
2017	104	FV	376,800	5100	5,117.	309,700	691,600	691,600	Year End Roll	1/3/2017
2016	104	FV	376,800	5100	5,117.	263,800	645,700	645,700	Year End	1/4/2016
2015	104	FV	335,900	5100	5,117.	258,100	599,100	599,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 421

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIMARIS EMANUE	71976-510	1	12/6/2018	Convenience	10	No	No		
MEIMARIS EMANUE	42585-449		4/23/2004	Convenience	1	No	No		
MEIMARIS EMANUE	40324-237		7/31/2003	Family	1	No	No		
MEIMARIS EMANUE	38241-604		3/10/2003	Family	1	No	No		
MEIMARIS EMANUE	36579-392		10/1/2002	Family	1	No	No		
MEIMARIS EMANUE	35892-323		7/2/2002	Family	1	No	No		
MEIMARIS EMANUE	35196-553		4/2/2002	Family	1	No	No		
BERRY RITA & RO	32221-301		1/8/2001		520,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Legal Description

User Acct

3944

GIS Ref

GIS Ref

Insp Date

09/08/17

!421!

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID: 004.0-0003-0014.0

PRINT

Date	Time
12/29/21	18:30:12

LAST REV

Date	Time
01/17/19	10:57:02

mmcmakin

USER DEFINED

Prior Id # 1:	3944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
5/12/2001	MLS	HC	Helen Chinal
3/28/2000	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5117		Sq. Ft.	Site		0	80.	1.12	1									458,807						458,800	

Total AC/HA:	0.11747	Total SF/SM:	5117	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,807	Spl Credit		Total:	458,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08227658
Const Adj.:	0.98000199
Adj $ / SQ:	190.914
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687335
Depreciation:	127844
Depreciated Total:	559490

COMMENTS

SKYLIGHTS IN UAT AND DORMER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

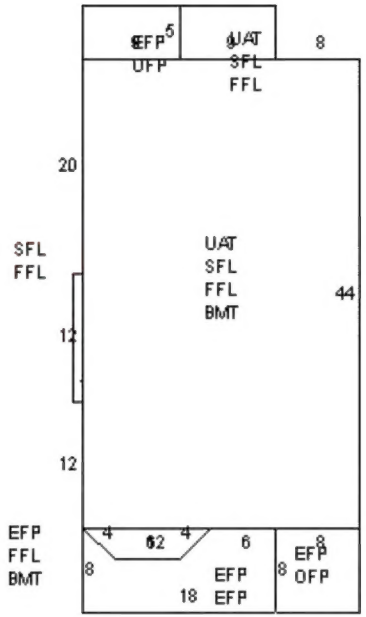
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.91
Special Features:	0	Val/Su Net:	127.86
Final Total:	559500	Val/Su SzAd	230.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	190.910	234,442
SFL	Second Floor	1,201	190.910	229,288
BMT	Basement	1,171	57.270	67,068
EFP	Enclos Porch	370	33.890	12,540
UAT	Upper Attic	297	116.460	34,617
OFP	Open Porch	109	31.000	3,380

Net Sketched Area:	4,376	Total:	581,335

Size Ad	2429	Gross Area	5268	FinArea	2637

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1926	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700